

City Council
Atlanta, Georgia

07- *D* -1534

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-77
Date Filed: 7-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **207, 211, 219, 223 and 225 13th Street, N.E.**, be changed from the SPI-16 Sub Area 2 (Midtown Special Public Interest) District to the SPI-16 Sub Area 2 Transition Area (Midtown Special Public Interest), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 106, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lot 106, 17th District, Fulton County, Georgia containing 0.848 acres and being more particularly described as follows:

Commencing at a ½" rebar found at the right of way intersection of the southerly right of way line of Thirteenth Street (40 foot right of way) and the westerly right of way line of Piedmont Avenue; thence north 75°14'07" west at a distance of 408.87 feet to a ½" iron pin placed on the southerly right of way line of Thirteenth Street and THE TRUE POINT OF BEGINNING; leaving said right of way line, south 14°52'02" west at a distance of 178.00 feet to a ½" iron pin placed; thence north 75°22'16" west at a distance of 32.08 feet to a ½" rebar found; thence north ~~75°22'16" west at a distance of 31.36 feet to a ½" rebar found; thence north 74°24'51" west at a distance of 35.96 feet to a 1" crimp top pipe found; thence north 75°40'18" west at a distance of 72.00 feet to a point; thence north 75°40'18" west at a distance of 36.00 feet to a ½" iron pin placed; thence north 14°40'15" east at a distance of 178.68 feet to a ½" rebar found on the southerly right of way line of Thirteenth Street, thence along said right of way line, south 75°40'25" east at a distance of 35.98 feet to a ¾" open top pipe found; thence south 74°31'09" east at a distance of 72.23 feet to a point; thence south 74°31'09" east at a distance of 36.00 feet to a ¾" open top pipe found; thence south 76°37'49" east at a distance of 31.73 feet to a ½" rebar found; thence south 75°22'56" east at a distance of 32.08 feet to a ½" iron pin placed and THE TRUE POINT OF BEGINNING.~~